



# CITY OF LODI

## COUNCIL COMMUNICATION

AGENDA TITLE: Approve Final Map and Improvement Agreement for Century Meadows Three, Unit No. 5, Tract No. 2976

MEETING DATE: November 21, 2001

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council take the following action with regard to the Century Meadows Three, Unit No. 5 development:

1. Approve the Final Map and Improvement Agreement for the Public Improvements of Century Meadows Three, Unit No. 5, Tract No. 2976, and direct the City Manager and City Clerk to execute the Final Map and Improvement Agreement on behalf of the City.
2. Appropriate funds for applicable fee credits.

BACKGROUND INFORMATION: The subdivision is located east of Mills Avenue, north of Harney Lane and south of the Century Meadows Three, Unit No. 3 development, as shown on Exhibit A. The development consists of 41 single-family residential lots. The subdivision improvements include the extension of Mills Avenue to Harney Lane and the installation of wastewater facilities in Mills Avenue for the future wastewater lift station south of the Mills Avenue/Harney Lane intersection.

The developer of the subdivision, Harney Development, LLC, has furnished the City with the improvement plans, necessary agreements, ~~guarantees~~, insurance certificates, and a portion of the fees for the proposed subdivision and is in the process of acquiring the necessary improvement security.

**The Development Impact Mitigation Fees for water, wastewater, street, and storm drain facilities have not been paid. The developers have requested that the impact fees normally collected prior to map approval by the Council be paid at the close of the escrow established for the loan to fund the development. Staff feels this is a reasonable arrangement to facilitate the project and recommends Council approve the payment of the impact fees through the escrow. Staff will issue a demand for payment and instruct the title company that the map may not be filed until monies for the payment of the impact fees have been deposited in escrow.**

The developer is entitled to reimbursement by the City for oversize master plan water mains to be constructed with this project. The reimbursement will be applied as a credit against development impact mitigation fees for water facilities in conformance with LMC 16.40, Reimbursements for Construction.

FUNDING: IMF-Water Facilities \$9,000.00

Funding Available:

Vicky McAtigue, Finance Director

  
Richard C. Prima, Jr.  
Public Works Director

Prepared by Sharon A. Welch, Senior Civil Engineer  
RCP/SAW/lm  
Attachment

cc: Senior Civil Engineer Fujitani  
Senior Civil Engineer Welch

Harney Development, LLC  
Baumbach & Piazza

APPROVED: \_\_\_\_\_

H. Dixon Flynn -- City Manager

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MEETING DATE: November 21, 2001

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council take the following action with regard to the Century Meadows Three, Unit No. 5 development:

1. Approve the Final Map and Improvement Agreement for the Public Improvements of Century Meadows Three, Unit No. 5, Tract No. 2976, and direct the City Manager and City Clerk to execute the Final Map and Improvement Agreement on behalf of the City.
2. Appropriate funds for applicable fee credits.

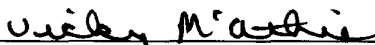
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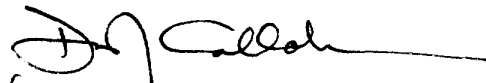
The developer of the subdivision, Harney Development, LLC, has furnished the City with the improvement plans, necessary agreements, guarantees, insurance certificates, and fees for the proposed subdivision.

The developer is entitled to reimbursement by the City for oversize master plan water mains to be constructed with this project. The reimbursement will be applied as a credit against development impact mitigation fees for water facilities in conformance with LMC 16.40, Reimbursements for Construction.

FUNDING: IMF-Water Facilities \$9,000.00

Funding Available:

  
Vicky McAthie, Finance Director

  
for Richard C. Prima, Jr.  
Public Works Director

Prepared by Sharon A. Welch, Senior Civil Engineer

RCP/SAW/lm

Attachment

cc: Senior Civil Engineer Fujitani  
Senior Civil Engineer Welch  
Harney Development, LLC  
Baumbach & Piazza

APPROVED: \_\_\_\_\_

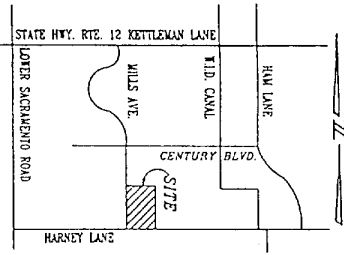
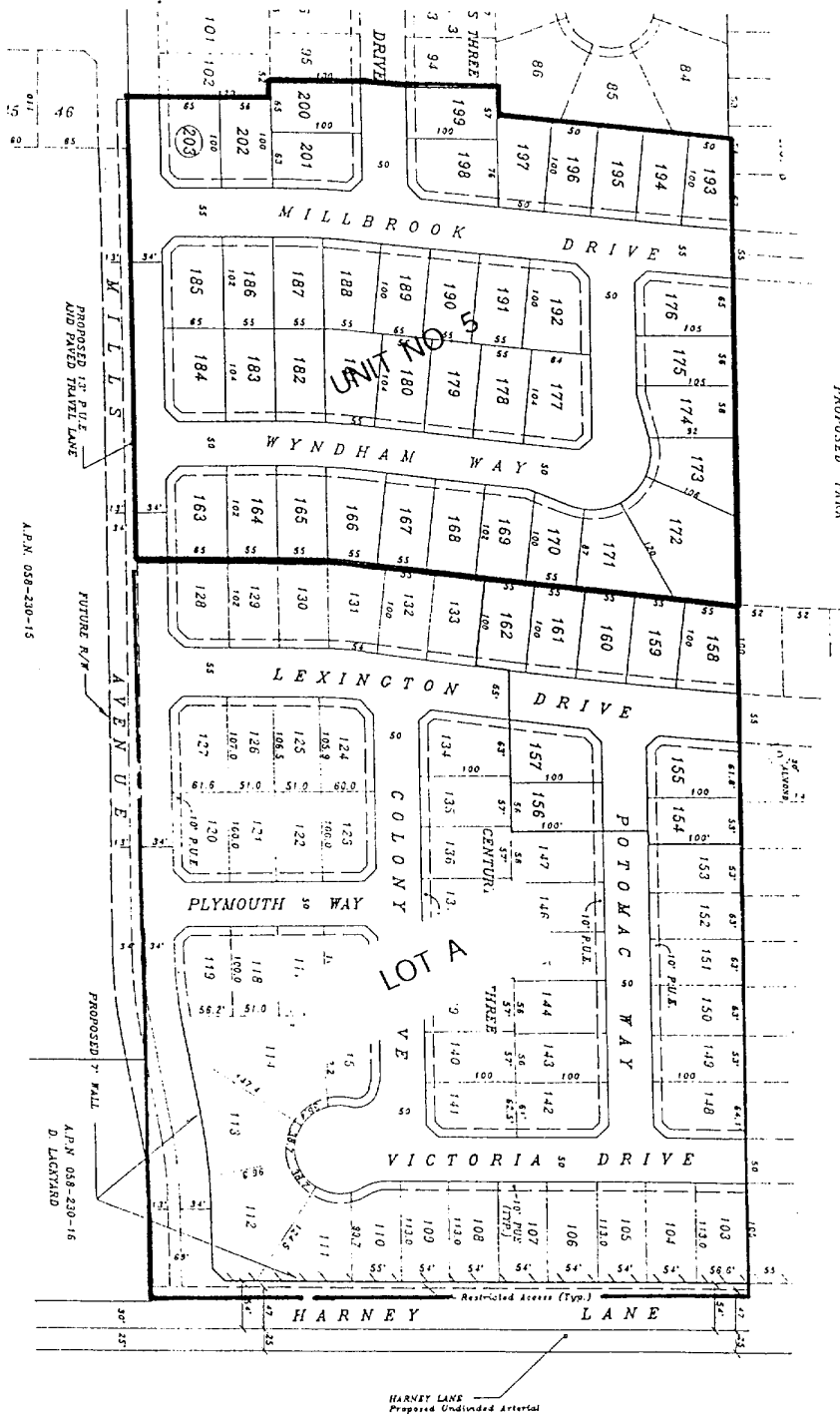
  
H. Dixon Flynn -- City Manager



# CITY OF LODI

PUBLIC WORKS DEPARTMENT

## EXHIBIT A



VICINITY MAP  
NOT TO SCALE

CITY COUNCIL

ALAN S. NAKANISHI, Mayor  
PHILLIP A. PENNINO  
Mayor Pro Tempore  
SUSAN HITCHCOCK  
EMILY HOWARD  
KEITH LAND

CITY OF LODI  
PUBLIC WORKS DEPARTMENT

CITY HALL, 221 WEST PINE STREET  
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H. DIXON FLYNN  
City Manager  
SUSAN J. BLACKSTON  
City Clerk  
RANDALL A. HAYS  
City Attorney  
RICHARD C. PRIMA, JR.  
Public Works Director

November 15, 2001

Harney Development, LLC  
P. O. Box 1597  
Lodi, CA 95241

Baumbach & Piazza  
323 West Elm Street  
Lodi, CA 95240

SUBJECT: Approve Final Map and Improvement Agreement for Century Meadows  
Three, Unit No. 5, Tract No. 2976

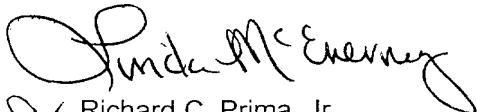
Enclosed is a copy of background information on an item on the City Council agenda of Wednesday, November 21, 2001. The meeting will be held at 7 p.m. in the City Council Chamber, Carnegie Forum, 305 West Pine Street.

This item is on the consent calendar and is usually not discussed unless a Council Member requests discussion. The public is given an opportunity to address items on the consent calendar at the appropriate time.

If you wish to write to the City Council, please address your letter to City Council, City of Lodi, P. O. Box 3006, Lodi, California, 95241-1910. Be sure to allow time for the mail. Or, you may hand-deliver the letter to City Hall, 221 West Pine Street.

If you wish to address the Council at the Council Meeting, be sure to fill out a speaker's card (available at the Carnegie Forum immediately prior to the start of the meeting) and give it to the City Clerk. If you have any questions about communicating with the Council, please contact Susan Blackston, City Clerk, at 333-6702.

If you have any questions about the item itself, please call Sharon Welch at 333-6800, ext. 2659.

  
for Richard C. Prima, Jr.  
Public Works Director

RCP/lm

Enclosure

cc: City Clerk